

Texas General Land Office

Development Inspection Checklist

Inspection Date: _____ Inspector Name: _____

Development owner: please complete sections A through G and submit with plan review request or inspection request

A. GENERAL INFORMATION

Development Information		Owner Information	
Devel. Name: _____		Owner Entity: _____	
GLO File #: _____	CMTS: _____	Owner Contact: _____	
Devel. Address: _____		Owner Address: _____	
City / Zip Code: _____		City/State/Zip: _____	
Site Contact _____		Site Contact ph #: _____	

B. PROGRAM / INSPECTION TYPE

Single Fam. <input type="checkbox"/>	HTC	BOND	HOME	HTF	CDBG Disaster Recovery	Other _____
Multifamily <input type="checkbox"/>						
Plan Review			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mid Inspection			<input type="checkbox"/> # _____	<input type="checkbox"/> # _____	<input type="checkbox"/> # _____	<input type="checkbox"/> # _____
Final Inspection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

C. DEVELOPMENT INFORMATION

New construction: <input type="checkbox"/>	Development acreage _____	2-Plex: <input type="checkbox"/>	Completion of construction %: _____
Rehabilitation: <input type="checkbox"/>	Some 2-story townhouses* <input type="checkbox"/>	3-Plex: <input type="checkbox"/>	Number of residence buildings: _____
Date of original construction: _____ (rehab)	Elderly only: <input type="checkbox"/>	4-Plex: <input type="checkbox"/>	Maximum number of floors: _____
	SRO: <input type="checkbox"/>	5-Plus: <input type="checkbox"/>	Number of elevator buildings: _____

D. UNIT INFORMATION

Unit Type (bdrm./bthrm.) (each floor plan type)	Unit Type Totals (#of units of each floor plan type)	Area Per Unit Type (net rentable area sq. ft.)	Department Use (committed)						
			Type		Total #		Area		
			Y	N	Y	N	Y	N	
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E. Threshold Criteria & Amenities – Unit Interiors						
Inspector: <i>Take full-room photos of kitchen/bath/amenities</i> Owner: <i>YES</i> if installed; <i>INC</i> if not yet; <i>NO</i> if it will not be	Item Installed			Inspector Comments <i>Note any owner info discrepancies</i> <i>Note unit type if any unique answer per item</i>	Inspect. Verified	Dept. Use committed
	YES	INC	NO			
Safety/Security						
1. 2 Lock devices ext doors/1 keyless deadbolt or equivalent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Required
2. Exterior security lighting (parking lots and at stairways)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Required
3. Fire sprinklers in all units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
4. Smoke alarms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Required
Flooring (estimate percent) (any difference between stories?)						
5. Carpeting	<input type="checkbox"/>		%		<input type="checkbox"/>	<input type="checkbox"/>
6. Ceramic tile <input type="checkbox"/> Entry <input type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom	<input type="checkbox"/>		%		<input type="checkbox"/>	<input type="checkbox"/>
7. Vinyl flooring	<input type="checkbox"/>		%		<input type="checkbox"/>	<input type="checkbox"/>
Kitchen						
8. Counter tops laminated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
9. Counter tops tile, cultured marble, or granite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
10. Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
11. Dishwasher Energy Star (see logo, manual, or note model #)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
12. Faucet-low flow / L-flow aerators OK in rehab (note gpm)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
13. Garbage disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
14. Microwave oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
15. Oven/range	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
16. Oven self-cleaning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
17. Oven/range hood/fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
18. Oven/range hood/fan Energy Star exhaust outside	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
19. Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
20. Refrigerator w/ice maker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
21. Refrigerator Energy Star (see logo, manual or note model#)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Bath						
22. Commode - high efficient (note gallons per flush gpf)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
23. Counter tops laminated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
24. Counter tops tile, cultured marble, or granite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
25. Exhaust fan vent to outside	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
26. Exhaust/fan Energy Star outside (logo, manual, or model#)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
27. Faucet - low flow 2 gpm / L-flow aerators OK in rehab.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
28. Shower low flow 2 gpm / L-flow aerators OK in rehab.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
29. Tile tub/shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous Features						
30. Ceiling fixtures all rooms, light+fan in living & bedroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
31. Ceiling fixtures E-Star in ea. room see logo, manual or #	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
32. Ceiling fans in living areas and all bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
33. Ceiling fan E-Star living & bedrooms see logo, manual, #	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
34. Covered entries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
35. Covered patios or covered balconies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
36. Evaporative cooling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
37. HVAC indicate SEER/rating _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
38. Laundry connections in all units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
39. Laundry equipment all units (front-loading in mobility unit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
40. Monitored unit security (monitored at central location)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
41. Network for phone w/Cat 5e or better wiring (ask rep.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
42. Network for data w/Cat 5e or better wiring (ask rep.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
43. Network for TV w/COAX cable (ask rep.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
44. Nine foot ceilings living room & bedrooms (every story)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
45. R-15 wall systems and R-30 ceiling insulation (ask rep.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
46. Radiant barriers in attic (rehab. only / ask property rep.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
47. Storage ≥9 sq/ft on property (not bedroom, entry or linen)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
48. Water heaters for each unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
49. Water heater - tankless, or tank w/ impervious flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

50. Window coverings on all windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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F. Threshold Criteria & Amenities – Common Use Facilities						
Inspector: <i>Take full-room photos of kitchen/bath/amenities</i> Owner: <i>YES if installed; INC if not yet; NO if it will not be</i>	Item Installed			Inspector Comments <i>Note any owner info discrepancies</i>	Inspect. Verified	Dept. Use committed
	YES	INC	NO			
Exterior Walls (estimate % of coverage)						
51. 100% Masonry (stucco, Hardi-, brick, mortarless conc. siding)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
52. 75+% Masonry (stucco, Hardi, brick, mortarless conc. siding)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
53. Brick and/or stone veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	%	<input type="checkbox"/>	<input type="checkbox"/>
54. Energy efficient wall system (i.e. SIP w/ min. R-20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	%	<input type="checkbox"/>	<input type="checkbox"/>
55. Hardiboard or Hardiplank siding (fiber cement)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	%	<input type="checkbox"/>	<input type="checkbox"/>
56. Plywood/composite hardboard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	%	<input type="checkbox"/>	<input type="checkbox"/>
57. Stucco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	%	<input type="checkbox"/>	<input type="checkbox"/>
58. Synthetic stucco (EIFS/ hollow thump, deflects if pressed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	%	<input type="checkbox"/>	<input type="checkbox"/>
59. Vinyl , aluminum, or wood siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	%	<input type="checkbox"/>	<input type="checkbox"/>
Common Amenities (1 of each amenity type is accessible)						
60. Accessible walking/jogging path separate from sidewalk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
61. BBQ / picnic table sets # grills _____ # tables _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
62. Car wash area (accessible-sized area, water provided)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
63. Children's activity center (daycare, note business hours)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
64. Commercial kitchen (community meals)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
65. Community dining room w/ warming kitchen tenant use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
66. Community garden (partly accessible, water provided)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
67. Community room (furnished)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
68. Community theater <52" screen/surround sound/DVD/seating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
69. Controlled access gate(s) (vehicles & wheelchairs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
70. Covered pavilion min. 1 BBQ grill/table set (arbor OK)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
71. Elevator(s) indicate # _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
72. Enclosed sun porch or covered community porch/patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
73. Business/computer learning center min. 1 computer/fax	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
74. Business/computer learning center w/min. 1 computer /30 units, min. 1 printer/3 computers, min. 1 fax machine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
75. Fireplace(s) site # _____ # units _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
76. Fitness rm. equipped <input type="checkbox"/> Equip.w/ *see list below <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
77. Fencing full perimeter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
78. Game/recreation room (describe)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
79. Gazebo with sitting area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
80. Health screening room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
81. High speed internet service to all units at no cost	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
82. Horseshoe, putting green, shuffleboard court	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
83. Jacuzzi / Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
84. Laundry room for common-use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
85. Library w/accessible sitting area (not community room)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
86. Public restroom(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
87. Public phone / 911 / accessible/avail. to tenants 24/7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
88. Residential kitchen (for tenant use, all appliances available)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
89. Secured entry to elevator style bldg (unit entries in bldg.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
90. Senior activity room (describe if shared w/ another space)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
91. Service coordinator office (in addition to leasing office)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
92. Sport court (tennis, b-ball or v-ball accessible route to edge)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
93. Swimming pool (accessible route to edge)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
94. 1 playground equipped (accessible route to edge)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
95. 1 playscape equipped for 5-12 yr olds, or 1 tot lot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
96. 2 playscapes equip. for 5-12 yr. olds, 2 tot lots or 1 ea.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

* Fitness Center is equipped w/ min. of two of the following fitness equipment pieces, and min. one piece for every 40 living units, to a maximum of five pieces of equipment required: Stationary bicycle, elliptical trainer, treadmill, rowing machine, universal gym, multi-functional weight bench, sauna, stair climber.


Parking Spaces	Total #	UFAS Unit Resident #	FHA Unit Resident #	UFAS & FHA resident totals do not include accessible spaces for common-use facilities			Spaces are provided for visitor parking Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
97. Uncovered spaces	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
98. Covered (carport)	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
99. Garage Attached	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
100. Garage Detached	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

G. Threshold Criteria & Amenities – Green Building						
Inspector: <i>Take photo of one of ea. green building amenity</i> Owner: <i>YES if installed; INC if not yet; NO if it will not be</i>	Item Installed			Inspector Comments <i>Note any owner info discrepancies</i>	Inspect. Verified	Dept. Use committed
	YES	INC	NO			
Miscellaneous Green Building Features						
101. Solar water heaters (serving all units)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
102. Irrigation & landscaping (describe). Rainwater collection provides 50% of irrigation. Trees, plants for shade, groundcover.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
103. Submetered electric meters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
104. Photovoltaic panels (note power output in kilowatts, ask rep)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
105. Water permeable walkways and parking (min. 20% is porous pavers, crushed granite, open-cell or open-jointed block, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
106. Construction waste management for erosion control during construction. Describe methods.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
107. Healthy building materials. 1) Flooring is bamboo, wool carpet or linoleum; or straw board, poplar OSB, or cotton batt insulation is used; and 2) min. 50% of 1 st floors are finished concrete or ceramic tile, and 50% of upper stories floors are ceramic tile and/or material with low VOC emissions (ask representative).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

H. Accessibility – Common Use Facilities														
<i>“No” items must have photos and actual measurements in comments. “Inc.” means incomplete. “N/A” answers require reason why the item is not applicable noted in the comments</i>						Building: _____		Building: _____		Building: _____				
Common Use Passage Doors* on an Accessible Route						Yes	Inc	No	N/A		Yes	Inc	No	N/A
UFAS 4.13.8 FHA 3.3	(1) Combined heights of threshold plus any floor level change are max. ½” for swinging doors, max. ¾” for sliding doors (measured from top of threshold or track to interior floor and exterior landing), are beveled (max. 1:2 slope) if edges over ¼” high.					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.13.5 FHA 3.5	(2) Min. 32” clear opening when door is open 90° (from door face to door stop*).					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.13.6 FHA 3.3	(3) Maneuvering spaces on both sides of doors are clear & level (w/max. 2% slope) w/ min. clearance as illustrated in (Fig. 1).					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.13.9 FHA 3.3	(4) Door handles are operable with a shape easy to grip with one hand w/out tight grasping, pinching, or twisting (e.g. lever operated, push type, and U-shaped handles).					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reach Range for Wall-Mounted Controls, Outlets in Common Facilities						Building: _____		Building: _____		Building: _____				
If there are multiple controls/outlets in an area, min. 1 is accessible in each						Yes	Inc	No	N/A		Yes	Inc	No	N/A
UFAS 4.27.3	(5) Forward reach only is possible, not over an obstruction, outlet, switch, control is in range from 15”- 48” high.					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.27.3	(6) Side reach not over obstruction, outlet/switch is in a range from 9”- 54” high.					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.27.3	(7) Forward reach over obstruction has an open knee space and is: a) max. 20” horizontally and max. 48” above floor, or b) max. 25” horizontally and max. 44” high.					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.27.3	(8) Side reach over a max. 34” high obstruction is max 24” horizontally and max. 46” above floor (Fig. 22).					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Common Use Kitchen						#1: _____		#2: _____		#3: _____				
Include all other common use sinks if any (i.e. child care center, arts & crafts room)						Yes	Inc	No	N/A		Yes	Inc	No	N/A
FHA 2.14, 7., 7.11	(9) Galley kitchen clearance min. 40” between front of counter, cabinet, appliance and opposing surfaces (from counter edge, not incl. handles). Is pass-through type kitchen, or 36” wide T-shaped turning space is provided (under-counter OK) (Fig. 21).					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FHA 2.14, 7.11	(10) U-Shaped kitchen* has a min. 60” dia. turning circle if a sink, cook-top or range is at base of U (not dish-washer), or min. 40” clearance w/ removable* cabinet or open knee space under the sink or cook-top (Fig. 9).					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FHA 2.14, 7.9	(11) U-Shaped kitchen* has min. 64” clearance between sides of the U if a sink and dishwasher are at the base of U.					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.24.2 FHA 2.14	(12) Accessible sink (section of counter) is min. 30” wide and max. 34” high at rim.					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.24.7 FHA 2.14	(13) Accessible sink faucet is operable w/ one hand, without tight grasping, pinching, twisting of the wrist.					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.24.4 FHA 2.14	(14) Accessible sink depth is max. 6½” (min. one bowl).					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.24.3 FHA 2.14	(15) Clearance below accessible sink is open for knee/leg/toe room min. 30” wide, 27” high, 8” deep at top, 11” deep at 9” above floor, 17” deep & 9” high at toe (Fig 20)					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.24.6 FHA 2.14	(16) Hot water and drain pipes under sink are fully insulated or covered w/ protection panel. There are no sharp or abrasive surfaces.					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.24.5 FHA 2.14	(17) Clear floor space at sink and appliances is min. 30” by 48”. The space is perpendicular at the sink for a forward approach (19” may extend underneath).					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

















Accessibility (Common Use Facilities) Comments and Observations			
Item #	Actual Measurement	Unit #	Comment “N/A” answer require reason why not applicable
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

H (cont'd) Accessibility – Common Use Facilities	
1	1.01
2	2.01
3	3.01
4	4.01
5	5.01
6	6.01
7	7.01
8	8.01
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95	95.01
96	96.01
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100	100.01

<p><i>“No” items Must have photos. Give actual measurements in comments. “Inc.” means incomplete. “N/A” answers require note in the Comments describing the reason the item is not applicable</i></p>	<p>Restroom # _____</p>		<p>Restroom # _____</p>
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Common Use Restroom	Yes	No	N/A		Yes	No	N/A

	Yes	Inc	No	N/A		Yes	Inc	No	N/A
Only one of each is needed in multiple-lavatory and multiple-commode restrooms									

UFAS 4.19.2	(18) Accessible lavatory height is max. 34" at the rim or counter surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.19.5 FHA 2.28	(19) Accessible lavatory faucets, dispensers and operating mechanisms are operable w/ one hand, without tight grasping, pinching, twisting of the wrist (lever operated or push type faucets).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.19.4 FHA 2.28	(20) Clearance below accessible lavatory is open for knee/leg/toe rm. min. 30" wide, 27" high, 8" deep at top, 11" deep at 9" above floor, 17" deep & 9" high at toe (Fig 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.19.4 FHA 2.28	(21) Hot water & drain pipes under accessible lavatory are fully insulated or covered w/ protection panel. There are no sharp or abrasive surfaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.19.3 FHA 2.28	(22) Accessible lavatory clear floor space is min. 30" by 48". The space is perpendicular at the lavatory for a forward approach (19" may extend underneath).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.19.6 FHA 2.28	(23) Mirror height is max. 40" to bottom edge of the reflecting surface (min. one if multiple provided).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.16.3 FHA 2.28	(24) Commode height is between 17" to 19" measured to the top of the seat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS Fig 28 FHA 2.28	(25) Commode is exactly 18" from a corner w/ full length sidewall* , any lavatory on the opposite side is wall-hung and provides min. 18" clearance (<i>not</i> in a stall).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.16.2 FHA 2.28	(26) Commode clearance #1 – 48"w x 66"d (non-stall) for front approach w/ overlapping wall-hung lav. (Fig. 2) <i>N/A if not closest layout.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.16.2 FHA 2.28	(27) Commode clearance #2 – 48"w x 56"d (non-stall) for side-only approach w/ overlapping wall-hung lav. (Fig. 2). <i>N/A if not closest layout.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.16.2 FHA 2.28	(28) Commode clearance #3 – 60"w x 56"d (non-stall) for front or side approach w/ no overlapping lav. (back-in parallel to commode) (Fig. 2). <i>N/A if not closest layout.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.17.3 FHA 2.28	(29) Standard stall – 60" wide min. by min. 56" deep if wall-mounted commode or 59" deep if floor-mounted; exactly 18" from toilet center to one sidewall w/ side grab bar on this side; min. 32" door clearance (Fig. 4). <i>N/A if not closest layout.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.17.3 FHA 2.28	(30) Alternate stall #1 – 36" wide exactly by min. 66" deep if wall-mounted commode or 69" deep if floor-mounted; exactly 18" from toilet center to both sidewalls w/ side grab bars on both sides; min. 32" door clearance (Fig. 4). <i>N/A if not closest layout.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.17.3 FHA 2.28	(31) Alternate stall #2 – 48" wide min. by min. 66" deep if wall-mounted commode or 69" deep if floor-mounted; exactly 18" from toilet center to one sidewall w/ side grab bar on this side; min. 32" door clearance (Fig. 4). <i>N/A if not closest layout.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.16.4 FHA 2.28	(32) Grab bars are provided around accessible commodes mounted at 33-36" high to bar center; rear bar extends from max. 6" to min. 42" from the corner; side bar extends from max. 12" to min. 54" from the corner.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.22.2 FHA 2.28	(33) Restroom doors do not swing into the 30" x 48" clear floor space required for the sink or urinal, or commode space per type (above).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common Use Facilities	" 1				" 2	
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Inspect two if the same type of accessible facility is in more than one location	# 1:	—		# 2:	—
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UFAS 4.34.2(1) FHA 2.16	(34) Trash disposal facilities provide at least one accessible trash container or trash chute on an accessible route with hardware not requiring tight grasping pinching, or twisting of the wrist; has a horizontal sliding door w/sill height of max. 48", or a max. 48" lid height (accessible ramp & landing, or specially marked accessible trash container provided if needed).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.34.7.2	(35) Common-use laundry facilities. At least one laundry room provides at least one front-loading washing machine and clothes dryer.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.2.6 FHA 2.12	(36) Mail boxes Out-going mail slot, parcel locker, rent collection slot, mailbox key lock for each mobility accessible unit, and key locks for a sufficient number of Fair Housing covered units are on an accessible route and meet Reach Range requirements described on the previous page (#5-8 above).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Accessibility (Common Use Facilities) Comments and Observations	
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[illegible]

I. Accessibility – Route & Parking						
“No” items Must have photos. Give actual measurements in comments. Comment why if N/A. “Inc.” means incomplete.		Yes	Inc	No	N/A	Comments
Accessible Route in Dwelling Units, Common-use Facilities, and Site						
UFAS 4.3.2 FHA 2.12	(37) Route. Min. one accessible route within the boundary of the site is a continuous, safe, and unobstructed path (explain if not safe). Surface is firm, stable, slip resistant material such as pavement, or compact crushed granite.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.3.2(3) FHA 1.6	(38) Amenity access. The accessible route provides access to at least one of each type of amenity and common use space (including dumpster).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.3.2(1) FHA 1.8	(39) Public access. The accessible route provides access to parking lots w/ accessible parking and at least one public street, public sidewalk, and a public transportation stop (when provided).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.3.2(3) FHA 1.10	(40) Dwelling units. The accessible route provides access to at least one accessible entrance at each UFAS and FHA-covered dwelling unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.3.3 FHA 2.15	(41) Route width. Accessible route has min. 36” clear width (not reduced by vehicle overhang). May reduce to min. 32” by an obstruction if the obstruction is no more than 24” wide (Fig. 10).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.4.2, FHA 2.18	(42) Low-headroom and protruding object barrier. Along any walkway, a barrier detectable by a cane is provided directly below the <i>leading edge*</i> of objects protruding more than 4” from a wall (12” from a post) and with bottom of the object between 27” to 80” high (payphones, drinking fountains), and directly below overhead obstructions less than 80” above the walking surface (tree branches, stair structures). Cane detectable barrier is max. 27” high at the bottom or it extends to the walking surface (Fig. 6, 8).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.8.2 FHA 1.7	(43) Running slope along an accessible route (in the direction of travel) is no more than 8.33% (1 in 12) at any point along the route (excl. curb ramps).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.3.7 FHA 2.12	(44) Cross slope along an accessible route (across the direction of travel) is no more than 2% at any point along the route (excl. curb ramps).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.8.5 FHA 1.7	(45) Ramp handrails are provided along the accessible route on both sides of all sections that are sloped more than 5% (ramp), and where the ramp rises over 6 inches or the ramp’s horizontal run is over 6 feet (excl. curb ramps).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.1.2(4), 4.9 FHA 1.7, 2.17	(46) Stairs (min. 2 steps in series) that are nearby an accessible ramp (over 5% slope) connecting levels not connected by an elevator are accessible w/ closed risers, uniform heights (riser to riser), uniform tread depths max. 11”.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.9.4 FHA 1.7	(47) Stair handrails are on both sides of accessible stairs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessible Parking						
UFAS 4.34.2(4)/ 4.1.1(5)(d)	(48) Number of UFAS parking spaces (if parking is provided for all units) is min. of one for each UFAS mobility unit and do not include spaces for FHA covered units (#54 below), or spaces at common-use facilities (#53).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.6.4 FHA 2.20	(49) Accessible parking sign w/ the accessibility symbol showing the space is reserved for accessible parking. Sign is high enough not to be obscured by a vehicle parked in the space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.6.3 FHA 2.20	(50) Accessible parking space is min. 96” wide (line center-to-center), is completely level (max. 2% slope) and unobstructed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.6.3 FHA 2.20	(51) Adjacent access aisle is min. 60” wide (line center-to-center); can be shared between 2 adjacent spaces; is completely unobstructed (w/ no built-up ramp, no carport post near doors) and is level (max. 2% slope for drainage).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.6.3 FHA 2.20	(52) Access aisle on the accessible route provides access to the route directly off the aisle (w/ curb-ramp as needed) or passes behind only the user’s parking space to provide access to the route on the opposite side.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 2.23	(53) Common-use parking. Where there are spaces at amenities (incl. one dumpster), min. one space is accessible. Does not include spaces for UFAS mobility units (#48 above), or spaces for FHA covered units (#54).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 2.23	(54) Number of FHA-covered resident spaces is min. one accessible space for every 50 FHA units (rounded up) does not include spaces for UFAS mobility units (#48 above), or spaces at common-use amenities (#53).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 2.23	(55) Parking space types. If the property has different types of parking, (surface, garage, carport) min. one of each type is accessible w/ aisle on route	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 2.20	(56) FHA-covered unit resident accessible parking location is on the shortest possible accessible route to an accessible entrance to the user’s unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
J. Single Family Accessibility Standards (SFAS)						
2306..514 (1A)	(57) No-step entrance door at front, side, or rear is on an accessible route.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2306..514 (1B)	(58) Entrance door width is min. 36” (112 above).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2306..514 (2A)	(59) Passage doors* width is min. 32” on 1 st floor unless providing access to a closet of less than 15 square feet in area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2306..514 (2B)	(60) Hallway(s) width min. 36” , on 1 st floor; level; bevel-edge thresholds.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2306..514 (2C)	(61) Grab bar blocking is in walls of 1 st floor bathrooms.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2306..514 (3)	(62) Breaker box is max. 48” above floor, on 1 st floor, inside the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2306..514 (2D)	(63) Switch height is max. 48” for ea. 1 st floor breaker, light, thermostat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2306..514 (2E)	(64) Plug height min. 15” for ea. 1 st floor outlet or other receptacle.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

K. Accessibility – Unit Interiors																				
Inspect 3 unit types: 2 for UFAS&FHA, 1 for FHA only		Unit #: _____					Unit #: _____					Unit #: _____								
Indicate standard: <i>UFAS</i> = mobility, <i>FHA</i> = Fair Housing		Standard: _____					Standard: _____					Standard: _____								
Indicate unit type: 0/1, 1/1, 2/1, 3/2, etc. for bed/bath type		Bed/bath type: _____					Bed/bath type: _____					Bed/bath type: _____								
“No” items must have photo & comment w/actual measurement Comment w/reason why if N/A. “Inc.” means incomplete.						Yes	Inc	No	N/A		Yes	Inc	No	N/A		Yes	Inc	No	N/A	
Dwelling Units																				
UFAS 4.34.4	(65) Adaptability consumer information* is provided in UFAS mobility and sight & hearing units (page 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.34.2(15)	(66) Accessible spaces on an access. route (incl. 1 st flr. of a <i>UFAS</i> townhouse*): living; 1 full bath; dining; sleeping (multi-bedroom units have min. 2 accessible); if provided – patio, terrace, balcony, carport & garage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FHA- GLO	(67) New townhouses* min. 20% of each unit type has an FHA 1 st floor w/ a bedroom & bath or powder room.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dwelling Unit Passage* Doors																				
UFAS 4.34.2(6)	(68) Combined heights of threshold plus any floor level change are max. ½” for swinging doors, max. ¾” for sliding doors (measured from top of threshold or track to interior floor and exterior landing), are beveled (max. 1:2 slope) if edges are over ¼” high.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.34.2(6)	(69) Min. 32” clear opening at all passage doors* when open 90° (from door face to <i>door stop</i> *).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.34.2(6)	(70) Maneuvering space on both sides of all passage doors* (Fig. 1) are clear & level (w/max. 2% slope).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.34.2(6) FHA 3.10	(71) Door handle at front entry is easy to grip with one hand without tight grasping, pinching, twisting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FHA 3.10 4.12	(72) Thresholds at passage doors* are beveled, max. ¾” high to interior floor & exterior <i>pervious</i> * landing; max. 1¼” high to <i>impervious</i> * front door landing, max. 4¾” to <i>impervious</i> * back door landing (if any) (Fig 5).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FHA 3.5/3.6	(73) Min. 31½” clear opening at all passage doors* (except front entry) door is open 90° (door face to <i>stop</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FHA 3.5/3.6	(74) Min. 32” clear opening at front entry door when door is open 90° (measured door face to <i>door stop</i> *).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FHA 3.3	(75) Maneuvering space at front entry on exterior side only (Fig. 1) are clear & level (max. 1% slope).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reach Range for Wall-Mounted Controls and Outlets																				
If there are multiple outlets in an area, min. 1 must be accessible																				
UFAS 4.34.2(9)	(76) Forward reach only is possible, not over an obstruction , thermostat, etc. is from 15” - 48” high.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.34.2(9)	(77) Side reach, not over an obstruction . Thermostat, etc. is in a range from 9” - 54” above floor.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UFAS 4.34.2(9)	(78) Forward reach over an obstruction that has an open knee space and is: a) max. 20” horizontally and max. 48” above the floor; or b) max. 25” horizontally and max. 44” above the floor.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		

[illegible]

K. (cont'd.) Accessibility – Unit Interiors																
Inspect 3 unit types: 2 for UFAS&FHA, 1 for FHA only		Unit # _____					Unit # _____					Unit # _____				
“No” items must have photo & comment w/actual measurement Comment w/reason why if N/A. “Inc.” means incomplete.		Yes	Inc	No	N/A		Yes	Inc	No	N/A		Yes	Inc	No	N/A	
Dwelling Unit Kitchens																
UFAS 4.34.6.1	(83) Galley kitchen clearance is min. 40” from front of counter, cabinet and appliance to opposing surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.6.1	(84) U-shaped kitchen* clearance min. 60” from front of counter, cabinet, appliance / opposing surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.6.6	(85) Stove controls are located at the front or side.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.6.7	(86) Oven is self-cleaning or is next to a 34” counter with a 30” wide knee space or removable* cabinet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.6.4(1)	(87) Accessible work surface (section of counter) is min. 30” wide, and either fixed at max. 34” high, or is adjustable, or replaceable as an independent unit*.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.6.4(2)	(88) Clearance below accessible work surface is min. 27” high. Open or removable* cabinet (Fig 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.6.5(1)	(89) Accessible sink (section of counter) is min. 30” wide, fixed at max. 34” high, or is adjustable, or replaceable as an independent unit*.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.6.5(4)	(90) Kitchen faucet is operable w/ one hand, without tight grasping, pinching, twisting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.6.5(3)	(91) Accessible sink depth max. 6½” (min. 1 bowl).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.6.5(5)	(92) Clearance below accessible sink (not incl. cab. doors) is min. 8” deep at 27” high, 11” deep at 9” high, 17” deep and 9” high at toe (Fig. 20). Open or has a removable* base cabinet (Fig.9).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.6.5(8)	(93) Hot water & drain pipes fully covered w/ insulation, doors or panel. No sharp/abrasive surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.6.2 FHA 7.3	(94) Clear floor space is min. 30” x 48” at ea. fixture and appliance. The space is perpendicular at the sink for a forward approach (19” may extend underneath).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 7.7	(95) Galley kitchen clearance min. 40” from front of counter, cabinet, appliance to opposing surfaces (measured from counter edge, not including handles)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 7.9, 7.11	(96) U-Shaped kitchen* min. 60” dia. turning circle if a sink, cook-top or range is at base of U (no dishwasher), or min. 40” clearance w/ removable* cabinet or open knee space below the sink or cook-top (Fig. 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 7.9	(97) U-Shaped kitchen* min. 64” clearance between sides of the U if sink & dishwasher is at the base of U.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dwelling Unit Bathrooms																
UFAS multi-bathrooms: all items apply to the mobility bathroom. FHA multi-baths: items apply to both baths if Spec. A*. If one is a Spec. B*, maneuvering and fixture clearances N/A for 2 nd bath.																
UFAS 4.34.5.3(1)	(98) Lavatory height at rim or counter max. 34” high	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.5.3(1)	(99) Lavatory / bath faucet is operable w/ one hand, without tight grasping, pinching, twisting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.5.3(2)	(100) Clearance below lavatory (not incl. cab. doors) is min. 8” deep at 27” high, 11” deep at 9” high, 17” deep and 9” high at toe (Fig. 20). Open or has a removable* base cabinet (Fig.9).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.5.3(1)	(101) Hot water & drain pipes fully covered w/ insulation, doors or panel. No sharp/abrasive surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.5.3(2)	(102) Clear floor space at lavatory is min. 30” wide, 48” long, perpendicular (may extend 19” under lav)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.5.4(5)	(103) Bathtub spray head has a min. 60” hose and can be used as fixed showerhead or hand-held.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.5.3(3)	(104) Medicine cabinet max. 44” to bottom shelf if directly above and behind the lavatory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.5.3(1)	(105) Mirror max 40” to bottom of reflection surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessibility (Unit Interior) Comments And Observations																
Item #	Actual Measurement	Unit # _____				Comment “N/A” answer require reason why not applicable										
_____	_____	_____				_____										
_____	_____	_____				_____										
_____	_____	_____				_____										
_____	_____	_____				_____										

K. (cont'd.) Accessibility – Unit Interiors																
Inspect 3 unit types: 2 for UFAS&FHA, 1 for FHA only		Unit #					Unit #					Unit #				
“No” items must have photo & comment w/actual measurement Comment w/reason why if N/A. “Inc.” means incomplete.		Yes	Inc	No	N/A		Yes	Inc	No	N/A		Yes	Inc	No	N/A	
Dwelling Unit Bathrooms (cont'd.) UFAS multi-bathrooms: all items apply to the mobility bathroom FHA multi-baths: items apply to both baths if Spec. A*. If one is a Spec. B*, maneuvering and fixture clearances N/A for 2 nd bath.																
UFAS 4.34.5.2(2)	(106) Commode height is 15”-19” above the floor measured to the top of the seat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.5.2(1)	(107) Commode is in corner w/ full length sidewall* , is exactly 18” from wall surface to toilet center, min. 18” to wall-hung lavatory or vanity at opposite side.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.5.2(3)	(108) G.B. blocking at commode in a corner min. 38” to top, max. 32” to bottom. Rear wall from corner is max. 6” to min. 30”. Sidewall from corner is max 12” to min 54” (Fig. 11).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.5.2(1)	(109) Commode clearance #1 – 48”w x 66”d for front approach w/ overlapping lavatory (wall-hung lav. or removable base cabinet) (Fig. 2). <i>N/A if not closest UFAS layout.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.5.2(1)	(110) Commode clearance #2 – 48”w x 56”d for side-only approach w/ overlapping lav. (wall-hung lav. or removable base cabinet) (Fig. 2). <i>N/A if not closest UFAS layout.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.5.2(1) & FHA 7.43	(111) Commode clearance #3 – 60”w x 56”d for front or side approach w/ no overlapping lav. (back-in parallel to commode) (Fig. 2&3). <i>N/A if not closest UFAS or FHA layout.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UFAS 4.34.5	(112) Door swing does not obstruct the 30” x 48” clear floor space required at the lavatory or the commode clearance (items above).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 7.47	(113) Lavatory clear floor space of 30” x 48” is for: a) a forward approach w/removable* cabinet or open below, or b) a side approach w/centerline of lav. min. 24” from corner for a centered 48” clearance (Fig 7.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 6.7	(114) Commode not in a corner is min. 18” from toilet center to tub, sink or cabinet at one side of commode and min. 15” at opposite side (Fig. 16).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 6.7	(115) G.B. blocking at commode not in a corner min. 38” to top, max. 32” to bottom (advise 26” to bottom), extend min. 18” at either side of toilet center (Fig. 16).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 6.5/6.7/ 7.43	(116) Commode in a corner w/ either: (a) <i>full length sidewall*</i> that is exactly 18” to toilet center, min. 15” opposite side; or (b) <i>short sidewall*</i> min. 15” to toilet center, min. 18” opposite side (Fig. 15).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 6.3/6.4	(117) G.B. blocking at commode in a corner min. 38” to top, max. 32” to bottom. Rear wall from corner is max. 6” to min. 30”. Sidewall from corner is max. 12” to min. 24” (Fig. 13, 14).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 7.43	(118) Commode clearance #1 – 48”w x 66”d for front approach w/ overlapping lavatory (max. 24” deep lav., vanity, or wing wall), (Fig. 3). <i>“N/A” if not closest FHA layout.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 7.43	(119) Commode clearance #2 – 48”w x 56”d for side-only approach w/ overlapping lav. (max. 24” deep lav., vanity, or wing wall), (Fig 3). <i>N/A if not closest FHA layout</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FHA 7.39	(120) Bathroom maneuvering space min. 30” x 48” provided to position a wheelchair beyond swing of the door in at least one bathroom (see FHA note at top).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessibility (Unit Interior) Comments And Observations																
Item #	Actual Measurement	Unit #				Comment “N/A” answer require reason why not applicable										

L. Overall Construction Quality						
Rate the Following:		Excellent	Good	Average	Fair	Poor
121	Overall Physical Appearance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
122	Overall Construction Quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Rating the Development		
Item	Extremes	Extraordinary Conditions *Ratings of Poor must be documented
121 (Physical Appearance)	Excellent	Design of all buildings on site is consistent. Exceptional architectural features and landscaping with effective uses of color and texture. All entries, vehicular and pedestrian, are controlled. The interior of units are spacious, allowing furnishings to be placed without impeding traffic through unit. The units offer many desirable amenities with special architectural features like crown molding or recessed lighting. Development presents an inviting appearance for potential tenants.
	Poor	Development's initial appeal is totally negative. Landscaping is haphazard or nonexistent. No security provided. Open entry to all vehicular and pedestrian traffic. No exterior recreation areas. The interior of the units are cramped. Kitchens and bathrooms are not large enough for easy use. No "extras" to make using the unit easier or desirable. Overall impression will alienate potential tenants.
122 (Construction Quality)	Excellent	Development has roads/driveways with adequate drainage enhanced with curbs, gutters and storm sewers. Foundation has no visible defects. Fascias, eaves, and all trim around windows and doors is properly painted, completely intact and securely attached to the structure. Exterior stairs are in proper repair, with full railings present, and no paint deterioration. The interior of units are well constructed with no uneven flooring or loose fixtures. All features are in "as new" condition.
	Poor	Roads/driveways in Development lack adequate drainage. Foundation has major cracks in mortar joints of brick veneer or obvious severe cracks in floors that suggest foundation settling or cracking (1/4" wide crack or 1/4" shift in slab height should be noted for further investigation). Exterior trim of buildings is missing, warped or water damaged. Exterior stairs are potentially dangerous with the presence of weak or rotting wood, and/or badly rusted metal, and any poured concrete steps or balconies are cracked or uneven. The interior of units has many poorly fastened or damaged flooring transition strips. Walls have many cracks and interior stairs have poorly secured covering and poor or variable tread/riser ratios. There is an overall potential for safety concern.

Comments and Observations

Development Name: _____

CMTS: _____
GLO: _____

Signature of Inspector: _____

Signature of Inspection Contact: _____

Date: _____

Date: _____

Illustrations & Diagrams

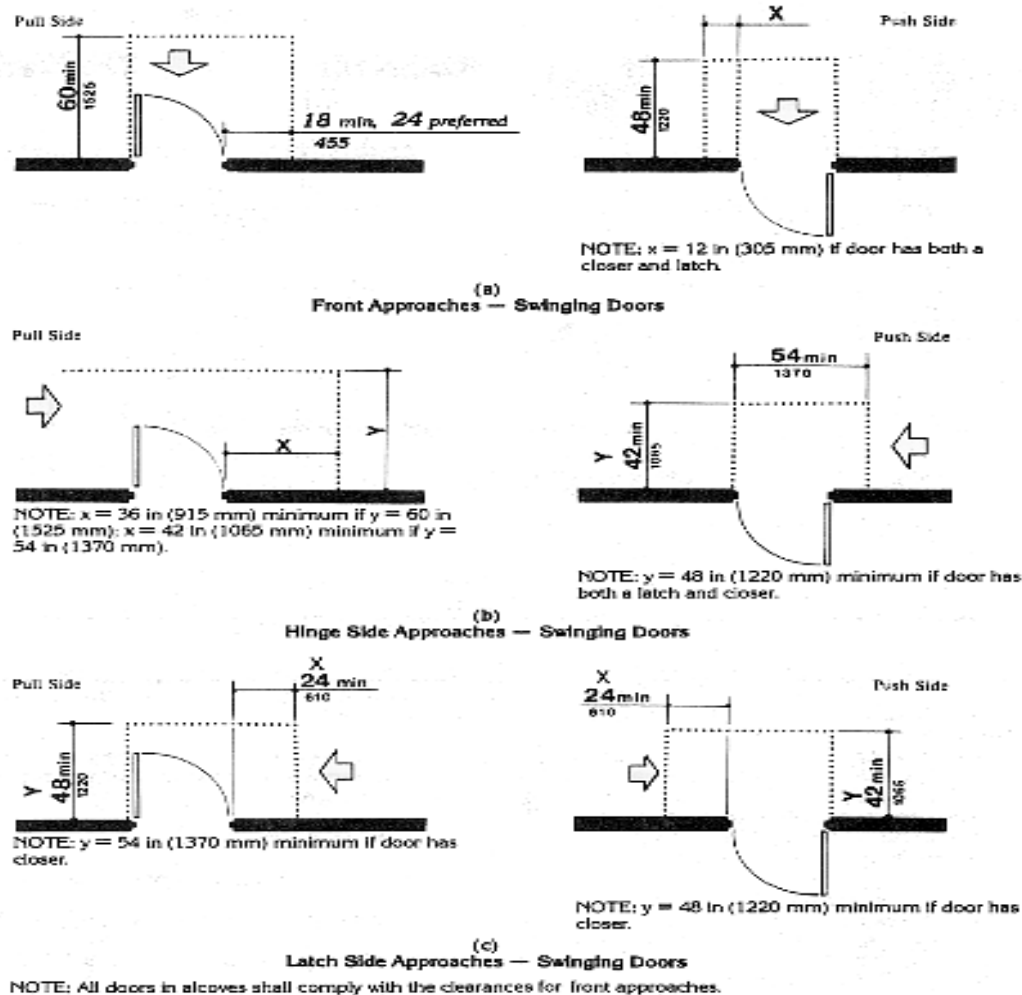


Figure 1 Maneuvering Space at Doors

All common use facilities, UFAS dwelling units, and exterior of entry for FHA dwelling units

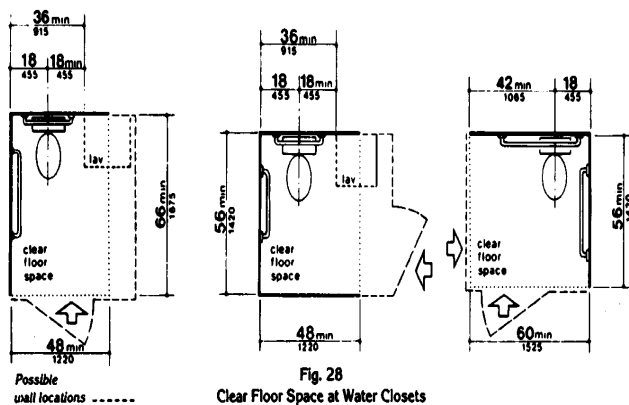


Figure 2

Restroom Clear Floor Space
UFAS Dwelling Units & Common Use Facilities

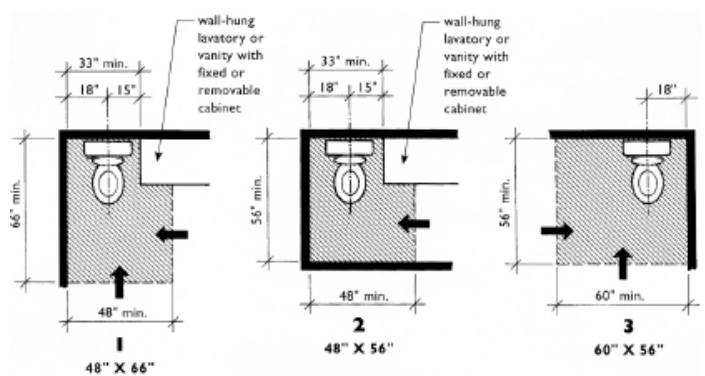


Figure 3

Restroom Clear Floor Space
FHA Dwelling Units

Illustrations & Diagrams

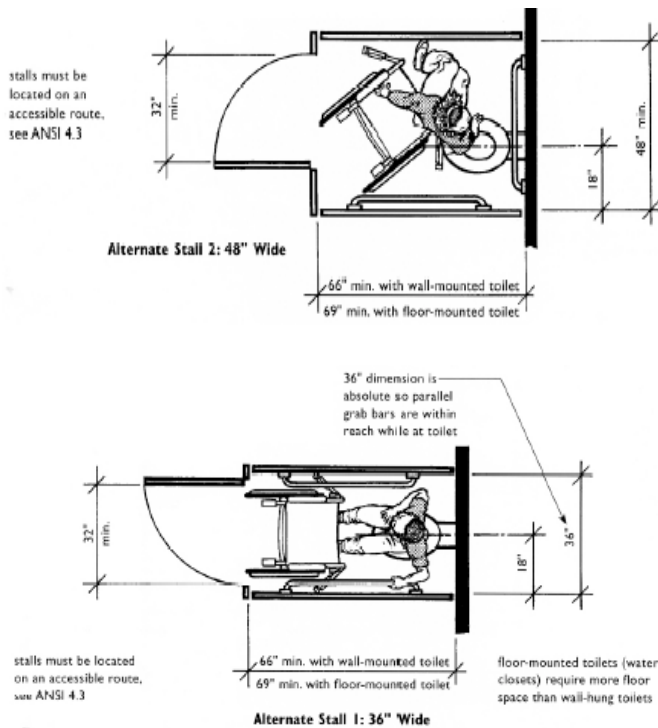


Figure 4
Clear Floor Space Stalls
Common Use Facilities

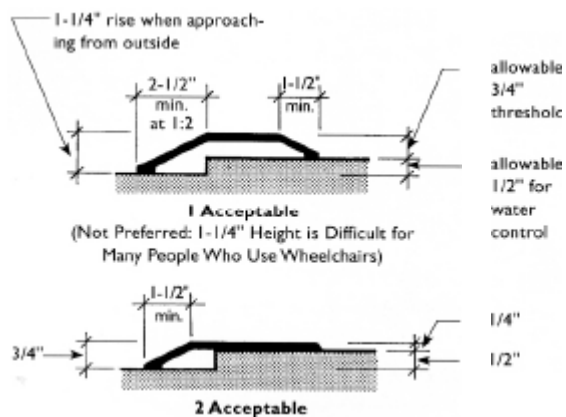


Figure 5
Threshold at Primary Entry
FHA Dwelling Units with Impervious Landing
Concrete landing or other surface that could allow water to pool

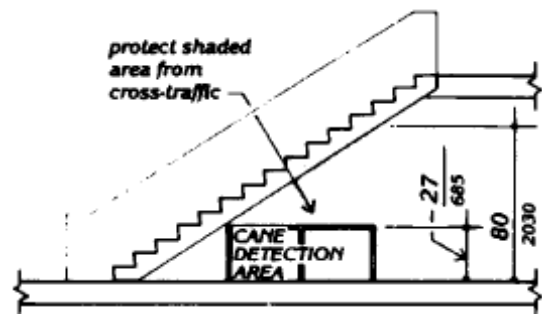


Figure 6
Low Headroom at Stairs
UFAS and FHA Common Use Facilities

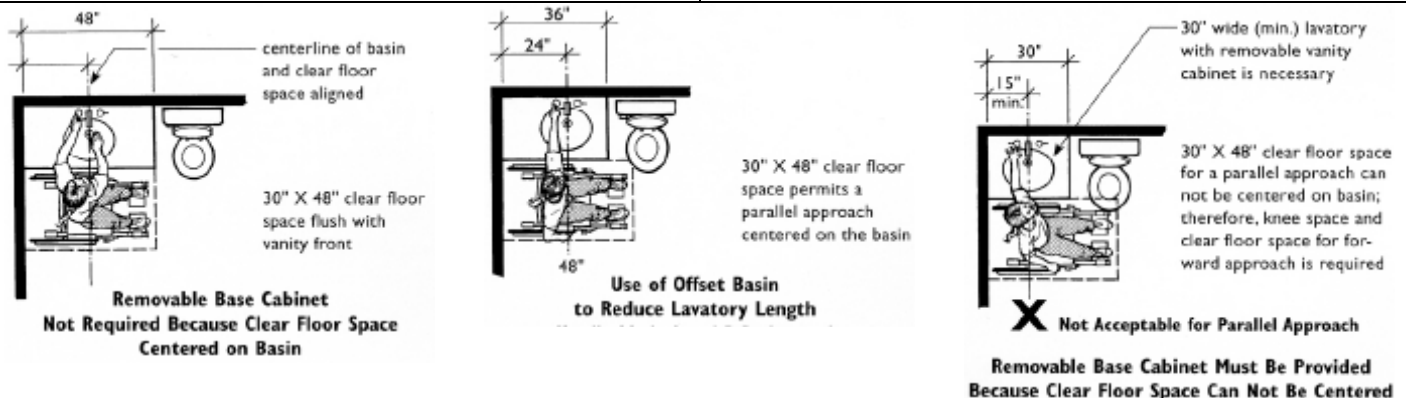


Figure 7 **Lavatory Clear Floor Space Centered on Basin**
FHA Dwelling Units

Illustrations & Diagrams

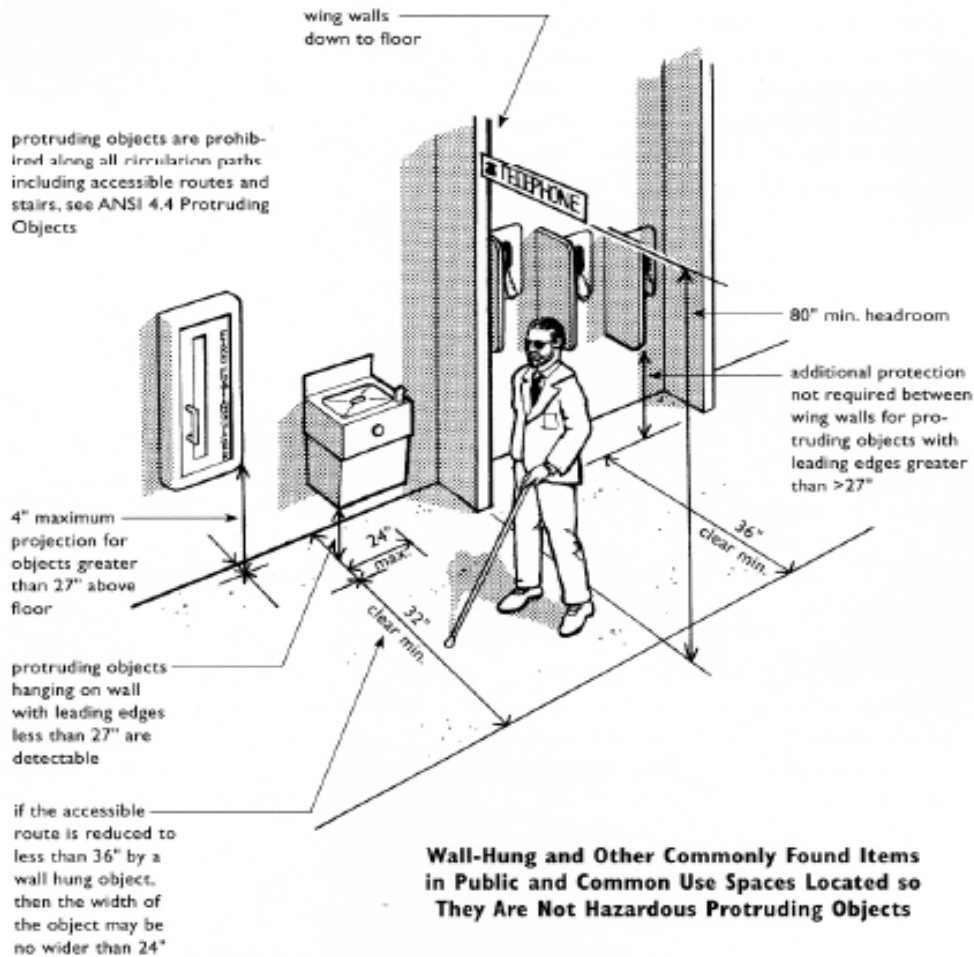


Figure 8
Protruding Objects
UFAS and FHA Common Use Facilities

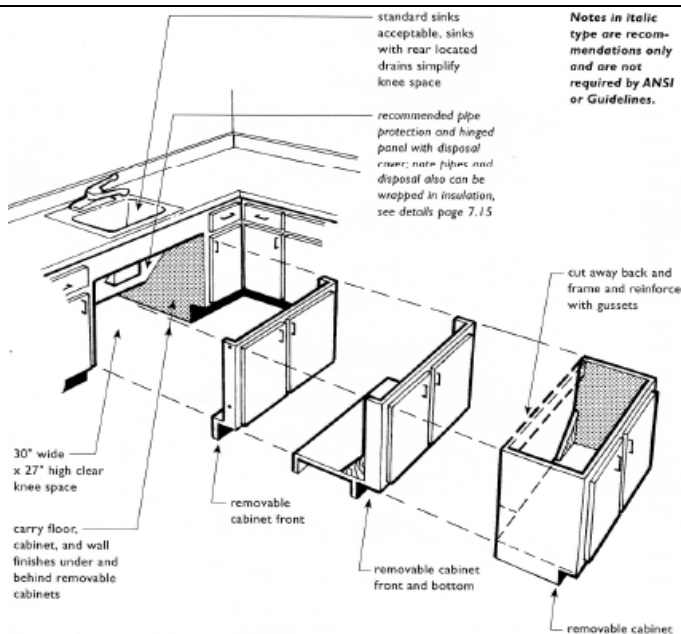
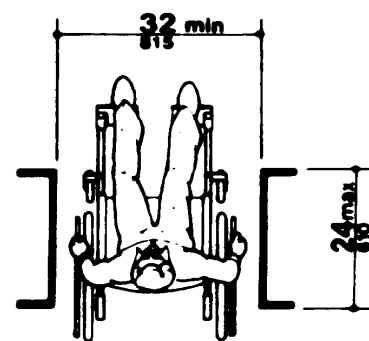


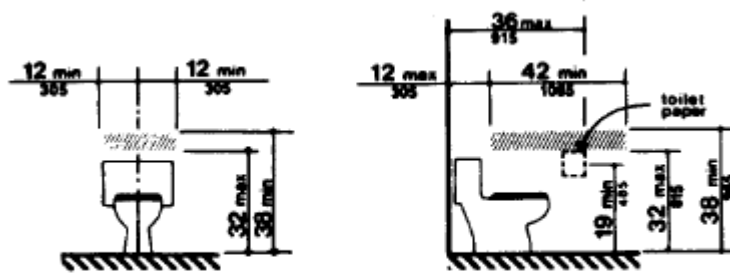
Figure 9 Removable Base Cabinet Designs
UFAS and FHA Dwelling Units



(e)
Maximum Doorway Depth

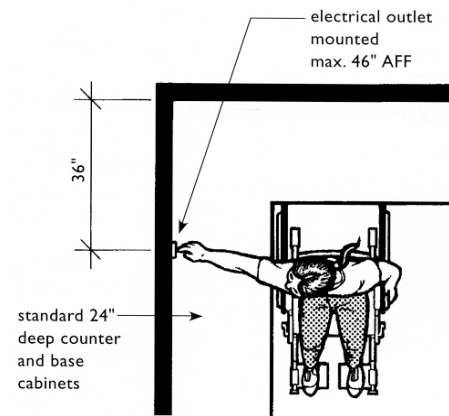
Figure 10
Accessible Route Width Reduction
UFAS and FHA Dwelling Units

Illustrations & Diagrams



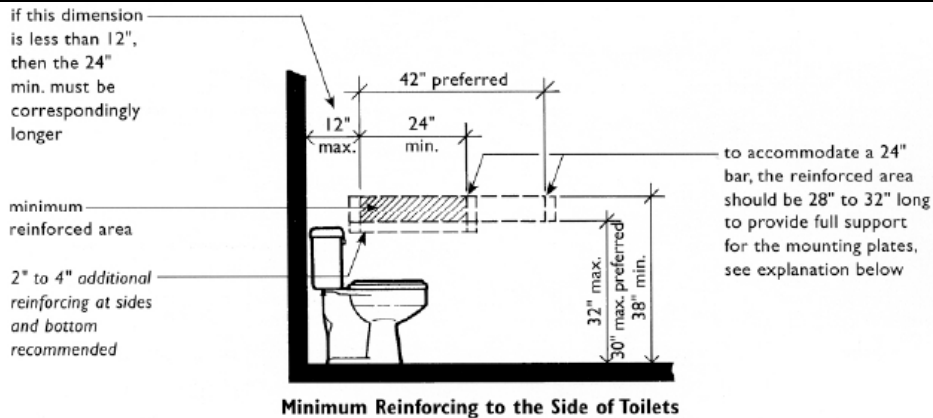
NOTE: The hatched areas are reinforced to receive grab bars.

Figure 11 Reinforced Areas for Installation of Grab Bars
UFAS Mobility Units and Common Use Facilities



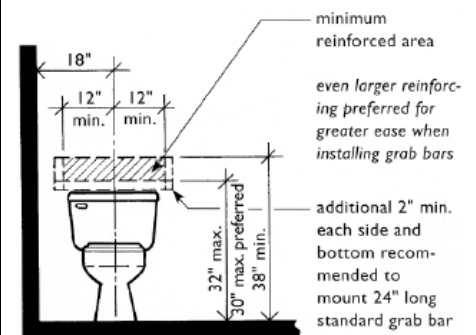
Electrical Outlets on Walls
Over Cabinets Must Be a Minimum
of 36" from a Corner

Figure 12 Side Reach Over Cab.
FHA Dwelling Units



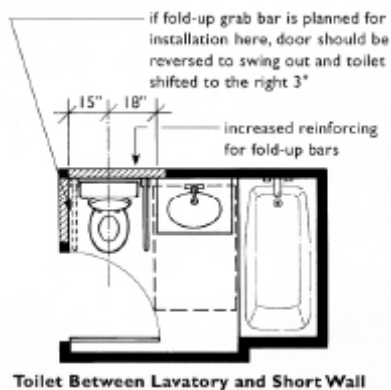
Minimum Reinforcing to the Side of Toilets

Fig. 13 G.B. Reinforcement in Sidewall w/ Commode in a Corner
Fair Housing Covered Units



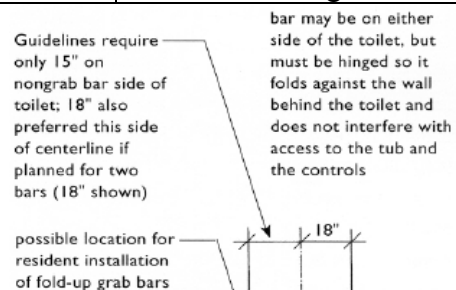
Minimum Reinforcing Behind Toilets
Located Beside a Wall

Fig. 14 Rear Wall/ Corner
Fair Housing Covered Units



Toilet Between Lavatory and Short Wall

Figure 15 Reinforcement for Folding G.B.
FHA Unit w/ Commode Beside Short Wall



Toilet Between Tub and Lavatory

Figure 16 Reinforcement for Folding G.B.
FHA Unit w/ Commode Not in Corner

Illustrations & Diagrams

Toilets typically protrude into the room farther than vanity cabinets, making it necessary for a person using a wheelchair to perform, what may be for some people, a difficult stretch to operate tub controls.

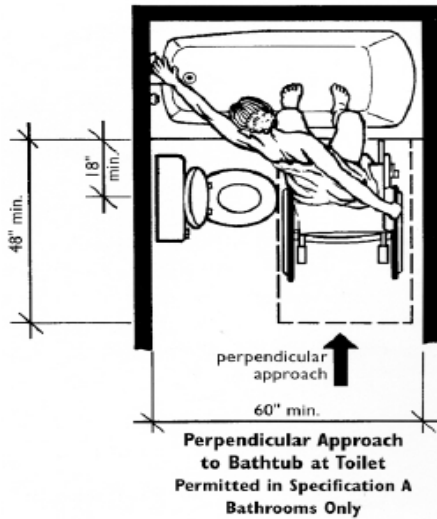


Figure 17 Spec. "A" Bathroom
FHA Unit No Parallel Approach, No 19" Reach, No Toes in Line w/ Controls

The only permissible overlapping element is a 17" to 19" wall-hung lavatory with knee space below.

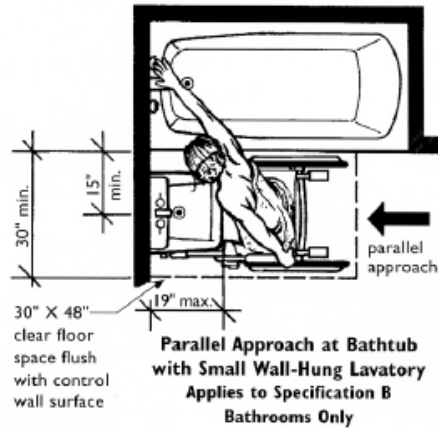


Figure 18 Spec. "B" Bathroom
FHA Unit Parallel Approach Possible (30" x 48"), Toes in Line, 19" Reach

end of knee space flush with bathtub control wall permits access to controls; because knee space is not the full depth, user must still be able to execute a parallel approach to lavatory

if lavatory has knee space below, bathtub controls can be located on a common plumbing wall

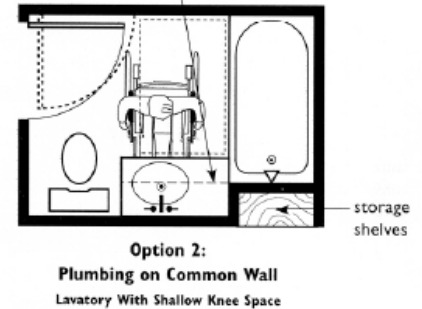


Figure 19 Spec. "B" Bathroom
FHA Unit Toes are in Line w/ Tub Controls, reach over sink is less than 19"

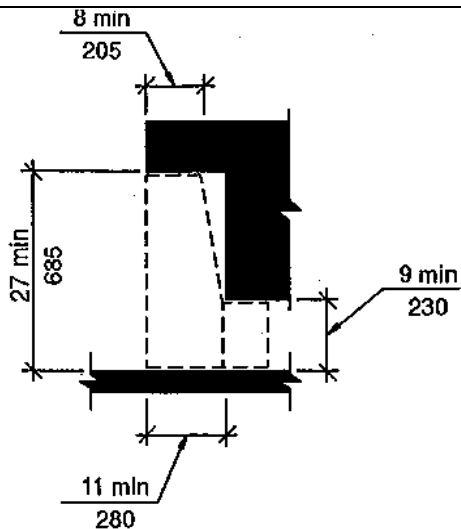


Figure 20 Knee, Leg, Toe Clearance
UFAS Mobility Units and Common Use Facilities

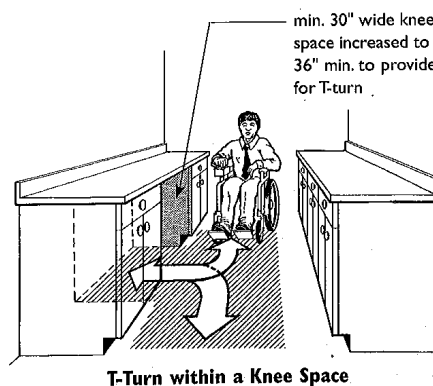


Figure 21 T-Turn
Common Use Facilities

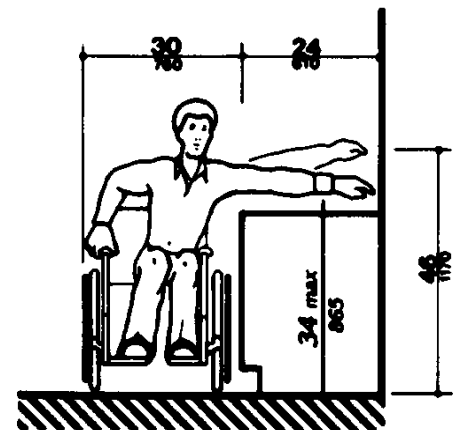


Figure 22 Side Reach Over an Object
UFAS Mobility Units and Common Use Facilities

Definitions & Consumer information

Fair Housing Covered Units

Generally, a covered unit is all of the following:

1. A unit in a building built since March 1991 (most rehabs won't have FHA covered units);
2. A unit in a building of 4 or more connected units;
3. A single-story unit that is on the ground level of a non-elevator building, or a single-story unit on an upper level if it is in an elevator building;
4. The primary entry level of a multi-story unit if in an elevator building (multi-story covered units must include a kitchen and bath or powder room on the primary level)

Required Consumer Information Regarding Accessible Dwelling Units with Adaptable Building Elements

In dwelling units designed to meet the technical specifications of the Uniform Federal Accessibility Standards, property owners may provide certain building elements such as kitchen counters, sinks, and grab bars that are adaptable rather than fully accessible. This allows these features to be easily added or altered to accommodate the needs of either disabled or non-disabled persons, or to accommodate the needs of persons with different types of disability. To ensure that the existence of adaptable features will be known to the occupants, the following consumer information must be provided in each mobility unit available for occupancy:

(1) Notification of the alternate heights available for the kitchen counter and sink, and the existence of removable cabinets and bases, if provided, under counters, sinks, and lavatories.

(2) Notification of the provisions for the installation of grab bars at toilets, bathtubs, and showers.

(3) Notification that the dwelling unit is equipped to have a visual emergency alarm installed.

(4) Identification of the location where information and instructions are available for changing the height of counters, removing cabinets and bases, installing a visual emergency alarm system, and installing grab bars.

(5) Notification that the dwelling unit has been designed in accordance with this *Uniform Federal Accessibility Standards*.

In addition, the *parties who will be responsible for making adaptations* shall be provided with the following information:

(1) Instructions for adjusting or replacing kitchen counter and sink heights and for removing cabinets.

(2) A scale drawing showing methods and locations for the installation of grab bars.

(3) A scale drawing showing the location of adjustable or replaceable counter areas and removable cabinets.

(4) Identification of the location of any equipment and parts required for adjusting or replacing counter tops, cabinets, and sinks.

(5) Instructions for installing a visual emergency alarm system, if the dwelling unit is equipped for such an installation.

Definitions

Door Stop is the molding on the inside of door jamb that stops the door in its closed position.

Full Length Sidewall is flat wall surface beside a commode that is at least 55½" from the corner behind the commode to the end of the mounting surface. This allows a wall-mounted 42" grab bar to be properly located with one end 12" from the corner and the center of the mounting flange at the other end to be 54" from the corner.

Impervious refers to a surface that prevents water from soaking in, possibly allowing pooling and standing water on a landing or patio. Concrete landings and patios are considered impervious.

Leading Edge is the part of a protruding object that projects furthest

Passage Doors includes front and back doors and all interior doors between accessible spaces including walk-in closets, not including small closets and pantries.

Pervious refers to a surface that allows water to drain through like a wood deck or steel grate.

Removable cabinet is a base cabinet or cabinet front that is inserted in an opening under a counter, fastened only with screws and not permanently attached to the adjacent cabinets (see Fig. 9).

Replaceable as an Independent Unit refers to a section of counter or counter and base cabinet that is structurally independent from adjacent counter(s).

Short Sidewall refers to a wall beside a commode that does not have the grab bar mounting surface described above. For example, a side wall with a door located 54" from the corner to the edge of the door trim is considered a short wall because a 42" grab bar would have to be mounted on the door trim.

Specification (Spec.) A and B refers to how a bathroom design affects access to the bathtub controls. A "B" bathroom provides greater access by allowing parallel approach w/ 30" x 48" clearance adjacent to tub, w/ wheelchair user's toes to be in line with tub controls at the foot of the tub (see Fig. 16, 17, 18).

Townhouse is a two-story unit with indoor stairs connecting to a second level. For Question #67 the inspector indicates "N/A" if there are no two-story units (see page one *C. Development Information*). In new developments with some two-story townhouses, a minimum of 20% of each unit type (divide each unit type total by 5) must be either a single-story FHA-covered unit, or have *at least the primary entry level* of the unit that provides: 1) an entry on an accessible route; 2) a kitchen; 3) bedroom; 4) bathroom or powder room; 5) and is FHA-compliant. The inspector determines the required number of each type, asks the development representative if they comply, and performs a random check as needed.

U-Shaped Kitchen for a UFAS unit and common-use facility has appliances, counters, and/or cabinets along three contiguous sides. U-shaped kitchen for an FHA unit is the same as a UFAS unit, but is not considered a U-shaped kitchen if there is not an appliance or sink at the base of the U.